

Common Council of the City of Hudson, Wisconsin
Monday, October 7, 2019 7:00 p.m.
Council Chambers of City Hall, 505 Third Street

The Common Council meeting was called to order by Mayor Rich O'Connor at 7:00 p.m. and led those present in the Pledge of Allegiance.

COUNCIL MEMBERS PRESENT: Mayor Rich O'Connor, Randy Morrisette II, Bill Alms, Paul Deziel, Sarah Atkins Hoggatt and Joyce Hall.

COUNCIL MEMBERS ABSENT: Jim Webber

STAFF MEMBERS IN ATTENDANCE: Aaron Reeves, Jennifer Rogers, Alison Egger, Scott St. Martin, Geoff Willems, Mike Mroz, Bryan Watson, Michael Johnson and Catherine Munkittrick.

OTHERS PRESENT: Kyle Knepler, Nick Vivian, Kyle Mueller, April Anderson, Gary Berglund, John Kleimer, Tori Boomsma, Greg, Bob Zappa, Betty Caruso, Jim Eulberg, Dennis Kroll, Michelle Webb, Mary Claire Olson Potter, Rebecca Marsical and others.

PRESENTATIONS

Knepler Police Award

Chief Willems shared that at this year's Wisconsin Field Training Officers Conference, Officer Kyle Knepler received the Wisconsin Field Training Officer (WFTO) of the year award. Chief Willems then elaborated on the accomplishments and contributions Officer Knepler has made with the Hudson Police Department and community of Hudson.

Fire Station update by Market & Johnson

Randy LaFave, the project manager for Market & Johnson, played a time-lapse video of the fire station construction. He stated that most of the work moving forward will be done indoors. Fire Chief, Scott St. Martin, stated that depending on whether, operations out of the new fire station should begin sometime in June.

St. Croix Sailing School Presentation

Collin Mueller, Program Director of the St. Croix Sailing School, presented a year-end review highlighting the sailing school's accomplishments of the past season. Mr. Mueller announced that the St. Croix Sailing School is one of forty accredited sailing centers in the country. He thanked the City for its support. Mayor O'Connor stated that the school is a great asset and resource for the community and fits in with the river.

2018 Financial Report by Clifton Larson Allen

April Anderson, an auditor with Clifton Larson Allen reviewed the highlights of the 2018 audit report.

Presentation for a parking and event center proposal – Willow River Properties LP

Gary Berglund, with Arcana Capital and Willow River Properties, LP presented a proposal for a parking and event center to be located at the City's north lot on Second Street. The five-level concept includes one underground level, a four-story parking garage, a maximum of seven studio apartments on the fourth floor, 247 parking spaces and an event center on the top floor.

Mr. Berglund described details of the parking and event center then answered questions from council.

PUBLIC HEARINGS

Public hearing on a zoning map amendment from R-2, Two-Family Residential to B-3, Central Business and a comprehensive plan amendment from Single and Two Family Residential to Downtown Commercial at 821 2nd Street, 825 2nd Street, and 828 1st Street – CMM Holdings Inc. & CMM Investments, LLC

Mayor O'Connor opened the public hearing at 7:53 pm.
The following individuals spoke in opposition of the proposed development.

Felicity Plansky 826 Second St.
John Clymer 829 Third St.
Tori Boomsma 923 Third St.
Greg Sarno 211 Myrtle St.
Bob Zappa 821 Second St.
Betty Caruso 821 First St. and Third and St. Croix
Jim Eulberg 819 Third St.
Dennis Kroll 720 First St.

Motion by Alms, second by Hall to close the public hearing at 8:05 pm.
All in favor (5) Motion carried.

Discussion and possible action on a zoning map amendment from R-2, Two-Family Residential to B-3, Central Business and a comprehensive plan amendment from Single and Two Family Residential to Downtown Commercial at 821 2nd Street, 825 2nd Street, and 828 1st Street – CMM Holdings Inc. & CMM Investments, LLC

Community Development Director, Michael Johnson, stated that this request is to rezone three properties from R-1 Single Family Residential to B-3 in the downtown commercial district. The request also includes an amendment to the 2009 Comprehensive Plan to expand the downtown overlay district. The Planning Commission recommends denial of the application as presented but wanted to hold the public hearing to continue the public dialogue.

Jason Johnson with CMM Holdings, Inc. made a few statements, responded to concerns presented by those who publicly spoke in opposition of the development and answered questions from council. He stated that he wanted to hold the public hearing to obtain input from adjacent neighbors. The proposed four-story building will contain seventeen units.

Alderperson Atkins Hoggatt opposed approving the rezone before the completion of the Comprehensive Plan. She would like planners and community members to have an input. Alderperson Hall agreed with the statements made by Atkins Hoggatt. Hall added that the design of the building does not fit with the historic district.

City Attorney, Catherine Munkittrick, stated that the area is surrounded by inconsistent zoning and incompatible uses with the current Comprehensive Plan.

Motion by Morrisette II, second by Atkins Hoggatt to deny the zoning amendment, citing the area is surrounded by inconsistent zoning and compatible uses listed in the Comprehensive Plan. Roll Call Vote: All Ayes (5) Motion carried.

Public Comments

Betty Caruso suggested that council consider creating a moratorium until the levy limits are removed or until the City is able to fund the additional costs for the new developments. She also requested that the Council consider creating a Historic Advisory Committee which would serve as an advisory committee to the Planning Commission.

Michelle Webb, representing the Hot Air Affair, spoke of the art sculpture proposal submitted to the Park Board. Michelle stated that approval of the statute was initially granted by city staff and an agreement was being prepared, but the project is now facing delays due to the recommendation made to create an ordinance for art in the park. Michelle then read aloud a letter written by the Chairman of the Park Board, Patrick Casanova regarding the Hot Air Affair's proposal to have the art in the park.

Mary Claire Potter provided council with updates regarding festivals and events held throughout the community. The Spirit of St. Croix Art Festival had over 8,000 people in attendance. Mary Claire thanked the Public Works and Parks Department staff for their help in making the event possible. Over 150 high school students participated in Manufacturers Day the prior Friday. The students toured three different manufacturing companies to learn about career opportunities. Workforce development continues to be a top priority for the Chamber and with that comes a need for transportation options and workforce housing.

Planning is underway for the 34th annual Christmas Tour of Homes which will be held on November 22nd through the 24th. Lastly, Mary Claire thanked the City of Hudson and staff for its partnership and continued work together.

CONSENT AGENDA:

- A. Approve the meeting minutes from the September 16, 2019 Regular Council meeting.
- B. Approve the Claims in the amount of \$1,252,830.39.

| COUNCIL CLAIMS - October 7, 2019 | | | | |
|----------------------------------|--------------------------|---------------|---------------|-----------------|
| | Fund | A/P Amounts | P/R Amounts | Totals |
| 100 | General | 584,414.91 | 262,702.70 | 847,117.61 |
| 225 | Impact Collection | 3,792.64 | | 3,792.64 |
| 416 | Tid 1-6 | 9,913.61 | | 9,913.61 |
| 450 | Capital Projects | 36.25 | | |
| 451 | 2017 & 2018 Cap Projects | 13,309.59 | | |
| 452 | 2019 & 2020 Cap Projects | 265,866.19 | | 265,866.19 |
| 620 | Parking | 7,414.86 | 3,170.18 | 10,585.04 |
| 630 | Ambulance | 11,702.53 | 72,501.00 | 84,203.53 |
| 640 | Storm Sewer | 15,273.15 | 2,732.78 | 18,005.93 |
| | | | | 0.00 |
| | Totals | \$ 911,723.73 | \$ 341,106.66 | \$ 1,252,830.39 |

- C. Approve the regular operator license applications as listed on the issue sheet.
- D. Approve the Temporary Beer/Wine license application submitted by Hudson Area Joint Library Foundation for the Hogwarts After Hours event scheduled for October 19, 2019 from 6:00 pm to 10:00 pm at 700 1st St.
- E. Approve a conditional use permit (CUP) application for an indoor recreation facility at 2760 Enloe Street – Hudson GNG
- F. Approve the final development plans and certificate of compliance for TriPod Condos at 502 Third Street – The TriPod – Hudson, LLC
- G. Approve the final development plans for Hudson Hospital’s EMS Department Expansion – Hudson Memorial Hospital Inc.
- H. Approve a fence easement agreement for 301 Knollwood Drive – Joe Ehlenz
- I. Approval of the lease agreement with St Croix Sailing School for the use of park property at 18 Buckeye Street
- J. Approve the Memorandum of Understanding with the Hudson Chamber of Commerce for the use of Lakefront Park for a lighting display
- K. Authorize city staff to proceed with the Request for Proposal for the Boat Launch Improvements
- L. Approve a release of easements on Lots 8 and 9 of Ban Tara plat map – Hudson Memorial Hospital Inc
- M. Approve a stormwater management agreement for St. Croix County Tax Parcels 236-1994-04-000 and 236-1990-01-113 – Joel LaVenture
- N. Approve the use of Grandview Park Improvement funds for upgrades to the ballfields at Grandview Park
- O. Approve the Tax Collection Agreement with St. Croix County for the 2019 tax year
- P. Approve the fuel bid award to Diesel Dog Companies

Aldersperson Hall pulled item F

Motion by Morrisette II, second by Hall, to approve the consent agenda items, except for item F. Roll Call Vote: All Ayes (5) Motion carried.

Item F- Approve the final development plans and certificate of compliance for TriPod Condos at 502 Third Street – The TriPod – Hudson, LLC

Aldersperson Hall stated that she wanted to have a discussion prior to approval. She added that the Planning Commission commented that it does not fit the historic downtown. Aldersperson Morrisette II stated that this was approved by the Planning Commission.

Mike Johnson reviewed the final development process at the request of Aldersperson Deziel. Morrisette II added that there were no objections from the neighbors. Johnson said that the existing access that goes under the canopy would close off and the City would gain one or two parking stalls.

Motion by Morrisette II, second by Alms to approve the final development plans and certificate of compliance for the TriPod Condos at 502 Third St. All in favor. (5) Motion carried.

UNFINISHED BUSINESS

Discussion and possible action on approving a purchase agreement for two ambulances.

City Administrator, Aaron Reeves announced that a purchase agreement has been worked drafted for all three ambulances. Lakeview Hospital is interested in the 2016 and 2018 ambulances, loaded as is with the medical equipment for a total price of \$137,000.

The City of Glenwood is interested in the third ambulance and offered \$30,000 for it, including the loaded equipment.

Motion by Morrisette II, second by Alms to approve the sale contingent upon the contract development.

Alderman Atkins Hoggatt asked City Administrator, Aaron Reeves what type of research was conducted for the pricing. Aaron Reeves replied that he utilized the website, ambulancetrader.com; a company which specializes in reselling ambulances. Details for each ambulance was provided, such as the type, mileage and the equipment.

Catherine Munkittrick clarified that the sale of the two ambulances to Lakeview includes the loaded equipment as well as other equipment that they expressed interest in purchasing. The \$137,000 includes the sale of the ambulance and other items. Prior inspections of the ambulances are also needed.

Alderman Deziel inquired about where the funds would go when the sales are finalized. Aaron Reeves replied that there is an ambulance fund that will remain open until the ambulance operation are closed out. Besides some outstanding expenses, revenue will continue to come in until all outstanding billing is settled. He anticipates that that account will be closed approximately six months from the date of closure. Until outstanding expenses and revenues are settled, everything will go into that fund. At that point, council will have to decide what happens with those funds.

NEW BUSINESS

Discussion and possible action on approving Resolution 18-19 for the partial release of utility easements located at Lot 12 St. Croix Meadows Plat, St. Croix Meadows Redevelopment Site

Community Development Director, Mike Johnson stated that the next three items can be bundled together because they're interrelated. Council conditionally approved the final plat for Lot 12, of the St. Croix Meadows development. The easements and the utilities that were plated as part of the original plat do not line up with where the infrastructure wants to be as part of the new plat, so a partial discontinuance is needed to make sure that the easements in place accommodate that.

Motion by Morrisette II, second by Alms, to suspend the rules. Roll Call Vote: All Ayes (5)
Motion Carried.

Motion by Morrisette II, second by Alms, to approve Resolution 18-19.
All in favor. (5) Motion Carried.

Discussion and possible action on new utility easements to be located at Lot 12 St. Croix Meadows plat, St. Croix Meadows Redevelopment Site

Motion by Morrisette II, second by Alms, to approve the new utilities easement located at Lot 12, St. Croix Meadows plat. All in favor. (5) Motion Carried.

Discussion and possible action on a letter to the Wisconsin Department of Administration relating to public street access to Park Place Village

Motion by Atkins Hoggatt, second by Alms, to direct staff to write such letter to the Department of Administration relating to public street access to Park Place Village.

All in favor. (5) Motion Carried.

Discussion and possible action regarding a conditional use permit application for Bella Rose (previously known as the Carmichael and Vine Development) master development plan related to City of Hudson Municipal Code §255-15 Planned Residential Development (PRD) – Hearth Development, LLC

Mike Johnson stated that this is the final master plan conditional use permit. This document includes the dimensional standards and setbacks. There are 43 single family lots on the Single-Family Room of the property. Two lots, each with one 110-unit apartment building on it as well as five commercial lots at a line or abut Carmichael Road. It includes the setbacks for all the different uses, it has architectural standards which includes landscaping, parking, loading exterior storage, signage, street orientation of buildings, scale and architectural, height, etc.

Motion by Morrisette II, second by Deziel to approve the conditional use permit.

All in favor (5) Motion carried.

Discussion and possible action on a final plat for Bella Rose (previously known as the Carmichael and Vine Development) located at St. Croix County tax parcels 236-2071-00-000 and 236-2071-01-000 – Hearth Development, LLC

Motion by Morrisette II, second by Atkins Hoggatt to approve, subject to the conditions listed on the issue sheet. All in favor. (5) Motion carried.

Discussion and possible action on a partial discontinuance request for Kinnikinic Street generally located along 205 Third Street made by Rick & Cheryl Cherry

Mike Johnson stated that the applicant is interested in purchasing 29 feet of the total 58 feet of dedicated right-of-way. He added that the City has no use for this portion of the right-of-way. The abutting owners are requesting to acquire the 29 feet. Staff is recommending approval to prepare the resolution and direct staff to identify the fair market value for the property to be considered for discontinuance.

There was a brief discussion which addressed the need to identify the fair market value of the property since the property was platted as a street.

Motion by Atkins-Hoggatt, second by Deziel to direct staff to prepare a resolution to be introduced at city council declaring that it's in the public's interest to discontinue the right-of-way and begin the vacation process. All in favor. (5) Motion Carried.

Discussion and possible action on the sale of certain EMS equipment

Aaron Reeves stated that neighboring municipalities are interested in certain remaining equipment. Other items will be liquidated through a public auction.

Motion by second by Morrisette II, second by Alms, to approve the sale of certain EMS equipment. All in favor. (5) Motion carried.

Alderson Deziel asked Fire Chief, Scott St. Martin, if the fire department has any use of the remaining equipment. St. Martin replied that they have identified equipment that they want to retain. The remaining items would be better used by other cities.

Discussion and possible action on a pre-development agreement for a parking and event center at 630 & 605 Second Street – Willow River Properties LP

Mike Johnson stated that this agreement requires that the applicant place a \$20,000 deposit with the City to cover the costs of a professional review. Alderson Morrisette II stated that with the parking issues downtown, this is something worth exploring.

Motion Morrisette II, by second by Alms, to approve the pre-development agreement.

Alderson Atkins Hoggatt stated that any downtown will have parking issues. The city recently invested in a new system to address parking issues and would like to give that time. She added that she does not want to commit to selling public property prior to the completion of the Comprehensive Plan.

Mike Johnson provided an explanation of the pre-development agreement at the request of Alderson Deziel. City Attorney, Catherine Munkittrick added that the pre-development allows the City to review the proposal in detail and not incur cost. The applicant proposing the development would pay a deposit of \$20,000 to the City then the City will hire the people needed to review the proposal. Reviewing the proposal would not obligate the City to approve the developer's development or approve any financial assistance.

Roll Call Vote: Aye: (3) Morrisette II, Alms and Deziel Nae: (2) Atkins Hoggatt and Hall Motion carried.

Discussion and possible action on a Development Agreement between the City of Hudson and Hearth Development, LLC (St. Croix County Parcel Nos. 236-2071-00-000 and 236-2071-01-000)

Mike Johnson provided council with details of the agreement. A discussion regarding the safety issues previously discussed followed. Mike Johnson stated that they should receive the improvements to Vine and Carmichael within the next month. He will be part of a conversation pertaining to the initial concept for the build-out and design plans.

Catherine Munkittrick stated that they would still need to review a few things that have recently come up, the surety from the finance company is still needed, but overall, she doesn't expect much changes to be made in the agreement.

Motion by Morrisette II, second by Deziel to approve the development agreement between the City of Hudson and Atwood Properties, LLC with conditions as stated.

Bob Atwood thanked the Council and the Planning Commission for the all the consideration and approvals for the development.

Discussion and possible action on a Development Agreement between the City of Hudson and Park Place, LLC (Lot 12 St. Croix Meadows Plat)

Mike Johnson stated that staff is recommending approval with the same conditions as the Atwood Property, meaning there is additional work to be done and to authorize the staff and city attorney to finalize.

Motion by Deziel, second by Alms to approve the agreement between the City of Hudson and Park Place LLC. All in favor (5) Motion carried.

COMMUNICATIONS AND RECOMMENDATIONS OF THE MAYOR

2019 Manufacturing Month Proclamation

This item has been postponed until the next meeting.

AGENDA ITEMS FOR THE NEXT MEETING

Art in the Park Policy

Memorial Policy

National League of Cities membership renewal

Historical Advisory Committee

ADJOURNMENT

Motion by Atkins Hoggatt, second by Hall to adjourn.

Roll Call Vote: All Ayes (5) Motion carried.

Meeting adjourned at 9:18 p.m.

I hereby certify that the City Clerk has submitted the foregoing minutes to me and hereby by my signature approve said minutes and all acts of the Common Council as set forth therein.

Date approved by Council: Oct. 21, 2019

APPROVED:

Rich O'Connor, Mayor



ATTEST:

Jennifer Rogers, City Clerk

